161.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,078,600 / 1,078,600
					USE VALUE:	1,078,600 / 1,078,600
					ASSESSED:	1,078,600 / 1,078,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
183		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARPENTER STEWART J
Owner 2:	CARPENTER PAMELA S
Owner 3:	
Street 1:	183 HILLSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEISEY DOROTHY A -
Owner 2:	-
Street 1:	183 HILLSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-7318

NARRATIVE DESCRIPTION

This parcel contains 10,257 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1984, having primarily Clapboard Exterior and 2932 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10257.000	569,200		509,400	1,078,600
Total Card	0.235	569,200		509,400	1,078,600
Total Parcel	0.235	569,200		509,400	1,078,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.92 | /Parcel: 367.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	569,200	0	10,257.	509,400	1,078,600	1,078,600	Year End Roll	12/18/2019
2019	101	FV	447,300	0	10,257.	509,400	956,700	956,700	Year End Roll	1/3/2019
2018	101	FV	447,300	0	10,257.	451,200	898,500	898,500	Year End Roll	12/20/2017
2017	101	FV	447,300	0	10,257.	378,400	825,700	825,700	Year End Roll	1/3/2017
2016	101	FV	447,300	0	10,257.	378,400	825,700	825,700	Year End	1/4/2016
2015	101	FV	402,500	0	10,257.	327,500	730,000	730,000	Year End Roll	12/11/2014
2014	101	FV	402,500	0	10,257.	316,600	719,100	719,100	Year End Roll	12/16/2013
2013	101	FV	402,500	0	10,257.	301,300	703,800	703,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEISEY DOROTHY	30836-216		11/4/1999		465,000	No	No		
	21644-543		12/1/1991		343,100	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2011	600	Manual	22,000					REBUILD BALCONIES
7/29/2010	913	Manual	7,000					REPLACE 2 SLIDING
7/29/2009	646	Manual	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
2/23/2009	Entry Denied	372	PATRIOT
3/6/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
11/24/1999	Measured	264	PATRIOT
7/13/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10257		Sq. Ft.	Site		0	70.	0.71	8									509,400						509,400	

Total AC/HA: 0.23547 | Total SF/SM: 10257 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 509,400 | Spl Credit | Total: 509,400

PRINT

Date	Time
12/11/20	02:40:53

LAST REV

Date	Time
10/15/18	09:18:16

apro

User Acct	107627
GIS Ref	
GIS Ref	
Insp Date	10/08/18
PAT ACCT.	12608

!12608!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	107627
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13209367
Const Adj.:	0.99989998
Adj $ / SQ:	141.498
Other Features:	109528
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	652751
Depreciation:	83552
Depreciated Total:	569199

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 3 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

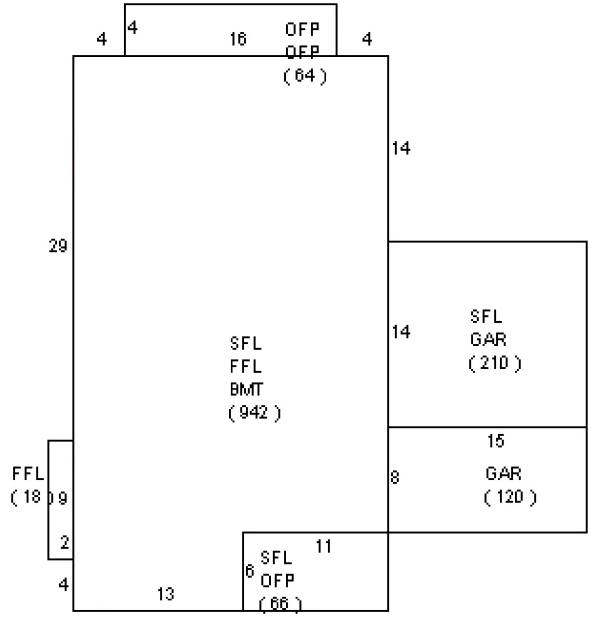
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	188.19
Special Features:	0	Val/Su Net:	156.20
Final Total:	569200	Val/Su SzAd	261.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,218	141.500	172,344
FFL	First Floor	960	141.500	135,838
BMT	Basement	942	64.520	60,781
GAR	Garage	330	22.570	7,449
OFP	Open Porch	194	25.000	4,851

Net Sketched Area: 3,644 | Total: 381,263

Size Ad 2178 | Gross Are 3644 | FinArea 2932

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: